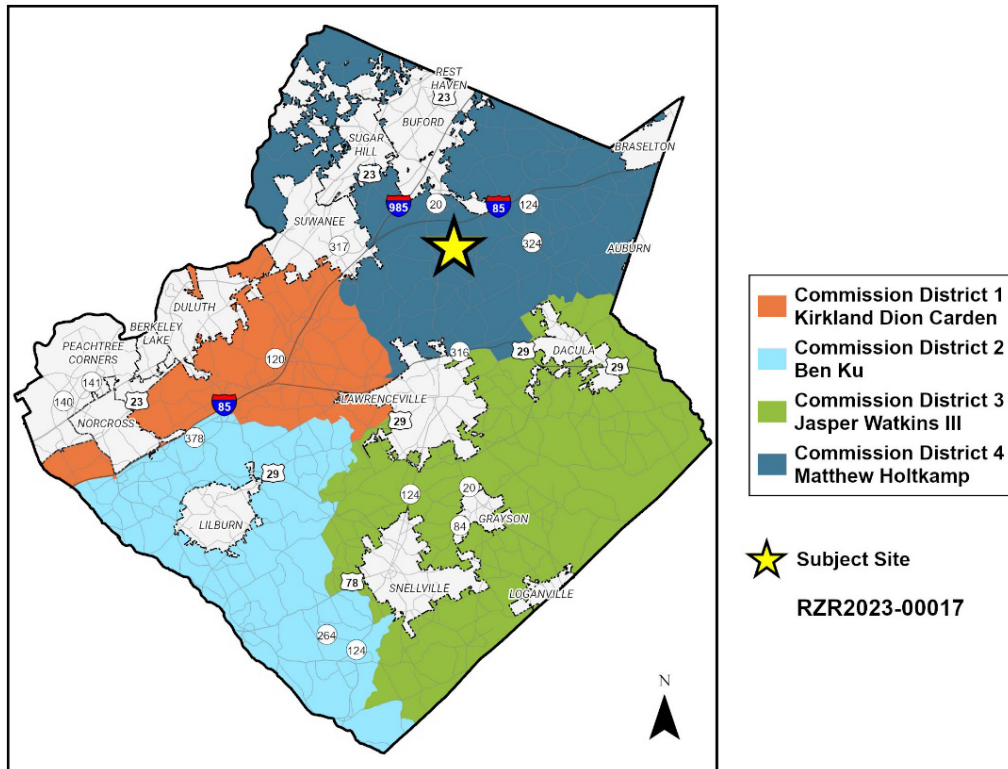


PLANNING AND DEVELOPMENT DEPARTMENT CASE REPORT

Case Number: RZR2023-00017
Current Zoning: R-100 (Single-Family Residence District)
Request: Rezoning to **TND** (Traditional Neighborhood Development District)
Address: 1558 Old Peachtree Road
Map Number: R7103 006
Site Area: 44.72 acres
Lots: 191
Proposed Development: Traditional Neighborhood Development
Commission District: District 4 – Commissioner Holtkamp
Character Area: Emerging Suburban

Staff Recommendation: **APPROVAL WITH CONDITIONS**

Planning Commission Recommendation: **APPROVAL AS R-75 WITH CONDITIONS**



Applicant: CKK Development
270 North Clayton Street
Lawrenceville, GA 30046

Owners: Rita Knowlton
1509 Old Peachtree Road
Lawrenceville, GA 30043

Contact: Andy Lunsford

Contact Phone: 678.314.0466

Zoning History

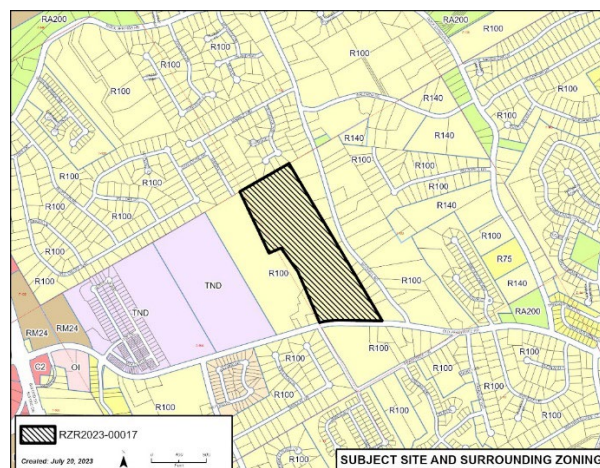
The subject property is zoned R-100 (Single-Family Residence District). The majority of the property was included in an areawide rezoning from RA-200 (Agriculture-Residence District) to R-100 in 1975.

Existing Site Condition

The subject property is a 44.72-acre parcel located on the north side of Old Peachtree Road, approximately 350 feet west of Mitchell Road. The property is mostly wooded, except for areas within the center of the property and along the Old Peachtree Road frontage where there are two single-family residences and a shed. The residences include a 1,296 square foot home built in 1940 and a 1,605 square foot home built in 1977 with each having a driveway onto Old Peachtree Road. The property contains a stream along the northern and westernmost property lines, and wetlands along the western edge and in the northeastern corner of the property. The property slopes downwards approximately 60 feet from Old Peachtree Road to the northern property line, as well as dropping approximately 66 feet from east to west with the most pronounced grade changes along the stream. No sidewalks exist along Old Peachtree Road. The nearest Gwinnett County Transit stop is located 5.8 miles from the subject site.

Surrounding Use and Zoning

The subject property is surrounded by existing single-family residences. Rock Springs, a single-family subdivision zoned R-100, is located to the north of the site. Single-family homes on large lots are located to the east and west of the site and across Old Peachtree Road to the south. Nearby, to west along Old Peachtree Road, is The Beacon at Old Peachtree, a multi-phase TND (Traditional Neighborhood Development District) development that was originally approved in 2019. Phase II of the development was approved in 2020, and Phase III in 2022. Also to the west is an apartment development currently under construction at the corner of Old Peachtree Road and Buford Drive. The following is a summary of surrounding uses and zoning:



Location	Land Use	Zoning	Density
Proposed	Traditional Neighborhood Development	TND	4.27 units per acre
North	Single-Family Residential	R-100	1.49 units per acre
East	Single-Family Residential	R-100	0.79 units per acre
South	Single-Family Residential	R-100	0.21 units per acre
West	Single-Family Residential	R-100	0.09 units per acre

Project Summary

The applicant requests rezoning of a 44.72-acre property from R-100 to TND for a Traditional Neighborhood Development, including:

- A total of 191 total lots, composed of 107 townhouse units, 36 small lots, 38 mid-size lots, and 10 large lots, yielding a density of 4.27 units per acre.
- Single-family detached residences with a minimum floor area of 2,200 square feet and front-loaded two-car garages. The letter of intent states that the minimum sizes described in the letter would apply to the development, not those shown on the site plan.
- Rear-loaded townhouses with a minimum floor area of 1,800 square feet, located along the western half of the site. The letter of intent states that the minimum sizes described in the letter would apply to the development, not those shown on the site plan.
- 16.91 acres, or 37.86% open space with 6-foot-wide unimproved walking paths throughout the center and perimeter of the site.
- Two entrances from Old Peachtree Road with an acceleration and deceleration lane along the property frontage.
- A centrally located amenity area containing a swimming pool, pool house, cabana, children’s play area, and 22 parking spaces.
- A 35-foot-wide natural, undisturbed buffer adjacent to R-100 zoned properties.
- 27-foot-wide internal streets with traffic calming devices and 4-foot-wide sidewalks on both sides of the street.
- Street trees planted every 50’ along the internal streets, as denoted on the site plan.
- A 5-foot-wide sidewalk and 10-foot-wide landscape strip along Old Peachtree Road.
- A stormwater management facility at the rear of the property near the northern property line.
- A stream and wetlands with associated buffers and impervious setbacks along the northern and western portions of the property.
- Homes constructed of building materials such as brick, stone, and cementitious shake or siding.
- A community entrance monument sign composed of wood beams, stone, and stucco.

Zoning and Development Standards

The applicant is requesting a rezoning to TND (Traditional Neighborhood Development District). The following is a summary of applicable development standards from the Unified Development Ordinance (UDO):

Standard	Required	Proposed	Meets Standard?
Building Height	Maximum 35'	35'	YES
Front Yard Setback	Minimum 5-15'	15'	YES
Side Yard Setback	Minimum 5-15'	5'	YES
Rear Yard Setback	Minimum 20'	20'	YES
Off-Street Parking	Minimum: 287	382	YES
Recreation Area Parking	Minimum: 19 Maximum: 38	22	YES
Zoning Buffer	35' adjacent to R-100	35'	YES
Landscape Strip	10'	10'	YES
Density	Maximum 8 units per acre	4.27 units per acre	YES
Common Area	20% or 8.94 acres	37.86% or 16.91 acres	YES
Building Length - Townhouses	Maximum 200'	192'	YES
Minimum Floor Area	3-Bedroom (Detached): 1,200 SF 4-Bedroom (Detached): 1,450 SF 3-Bedroom (Attached): 1,150 SF	3-Bedroom: 2,200 SF 4-Bedroom: 2,200 SF 3-Bedroom (Attached): 1,800 SF	YES
Housing Types / Lot Sizes	Three of the following types: Large lots (>9,500 SF) Mid-size lots (7,500-9,499 SF) Small lots (5,000-7,499 SF) Townhouses (2,000-5,999 SF)	10 large lots 38 mid-size lots 36 small lots 107 townhouses	YES

Internal and External Agency Review

In addition to these Development Standards, the applicant must meet all other UDO requirements related to infrastructure improvements. Internal and External agency review comments are attached (Exhibit F). Standard site and infrastructure improvements will also be required related to stormwater, transportation, water, and sewer utilities. Recommended improvements not already required by the UDO have been added as staff recommended conditions.

Staff Analysis

Rezoning Request Analysis: According to the UDO, if a proposed amendment is for the rezoning of property and involves a change in zoning classification, the Department shall evaluate the request and make a recommendation with respect to the standards governing exercise of zoning power as defined in Section 270-20.5. After this evaluation, staff makes the following findings based on the standards from the UDO:

A. Whether a proposed rezoning will permit a use that is suitable in view of the use and development of adjacent and nearby property.

The property is located on Old Peachtree Road, which is transitioning from residences on large lots into mixed-residential development. A traditional Neighborhood Development approved in multiple phases is currently under construction just west of the property along Old Peachtree

Road. These developments average 4.2 units per acre. Future development of the remaining large parcels west of Mitchell Road along Old Peachtree Road would likely be similar in character to the proposed development. The rezoning to TND would be suitable in view of the use and development of adjacent and nearby property.

B. Whether a proposed rezoning will adversely affect the existing use or usability of adjacent or nearby property.

The proposed development complies with the requirements of the Unified Development Ordinance, including the required 35-foot-wide undisturbed buffer abutting the adjacent R-100 zoned properties. A stream buffer along the northern and western property lines further buffers the proposed single-family lots adjacent to the existing Rock Springs subdivision to the north. The development would be compatible and similar in density to the Beacon at Old Peachtree subdivision to the west along Old Peachtree Road, which is also a traditional neighborhood development. Therefore, the proposed rezoning would not adversely affect the existing use or usability of adjacent or nearby property.

C. Whether the property to be affected by a proposed rezoning has a reasonable economic use as currently zoned.

The property has a reasonable economic use as currently zoned.

D. Whether the proposed rezoning will result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools.

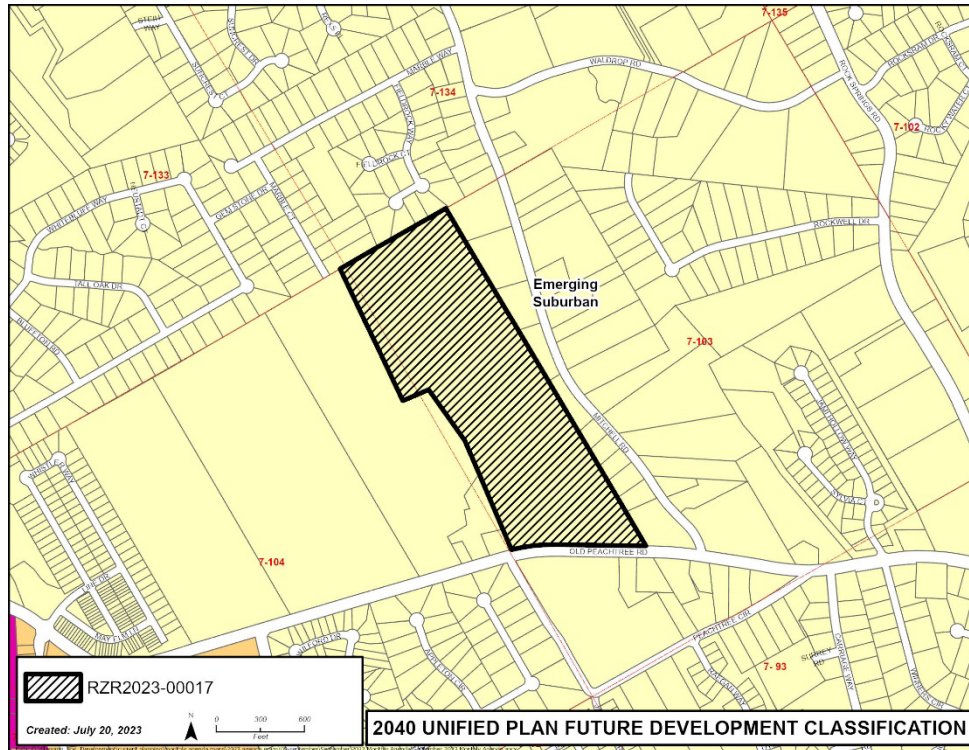
An increase in impacts on public facilities would be anticipated in the form of traffic, utility demand, and stormwater runoff; however, these impacts would be mitigated with appropriate conditions, site development requirements, and planning. An increased impact is anticipated on school enrollment. Agency review comments related to any potential improvements concerning this rezoning request are attached (Exhibit F).

E. Whether the proposed rezoning is in conformity with the policy and intent of the Unified Plan and Future Development Map; and

The Emerging Suburban Character Area designates areas that are currently mainly residential but have not yet matured into established communities due to relatively large amounts of remaining, undeveloped land. They are expected to experience new single-family detached residential development during the 20-year planning period contemplated by the Unified Plan. These areas generally rely on nearby activity centers and nodes to provide goods and services. Most Emerging Suburban areas are located on local, collector, or minor arterial roads rather than major arterials and corridors.

The subject property and the surrounding area are highly consistent with the Emerging Suburban Character Area as they are transitioning from large residential parcels with a semi-rural character into a mix of developments including single-family residential subdivisions, townhouses, and apartments. These new developments are in close proximity to the nearby Buford Drive commercial corridor, which includes the Exchange and the Mall of Georgia, providing convenient goods and services to future residents. The proposed development would provide both single-family detached residences and townhouses in an area where the proximity to goods and services and access to the larger transportation network exists. The proposed

rezoning is in conformity with the policy and intent of the Unified Plan and Future Development Map.



F. Whether there are other existing or changing conditions affecting the use and development of the property which give supporting grounds for either approval or disapproval of the proposed rezoning.

The proposed development provides housing choices including single-family detached residences on three lot sizes and townhouses. The development would be similar in character and density to the Beacon at Old Peachtree, a traditional neighborhood development located to the west of the property, which was approved in three phases in 2019, 2020, and 2022. The proposed TND rezoning would be appropriate at this location. In addition, the site includes an interconnected street network, rear-loaded townhouses, and resident amenities which are all desirable elements of a traditional neighborhood development.

Staff Recommendation

Based on the staff's evaluation of the request and the standards governing the exercise of zoning power, the Department of Planning and Development recommends **APPROVAL WITH CONDITIONS** of the rezoning request.

Planning Commission Recommendation

Based on staff's evaluation of the request, information presented at the public hearing, and the Planning Commission's consideration of the standards governing the exercise of zoning power related to this application, the Planning Commission recommends **APPROVAL AS R-75 WITH CONDITIONS** of the rezoning request.

Planning Commission Recommended Conditions (includes Staff Recommended Conditions, as Amended)

Approval as TND (Traditional Neighborhood Development District) **R-75 (Single-Family Residence District)** subject to the following conditions:

- ~~1. The development shall be constructed in general conformance with Exhibit B: Site Plan dated received July 21, 2023, and Exhibit C: Building Elevations dated received July 12, 2023, with revisions required by conditions and the Unified Development Ordinance, subject to the review and approval of the Department of Planning and Development.~~
- ~~2. Development shall be limited to single-family attached and detached dwellings and accessory structures, not to exceed 191 units with the following limitation:
 - ~~A. No more than 36 of the total number of lots may be categorized as "small lots" per the TND standards within the Unified Development Ordinance.~~
 - ~~B. No more than 38 of the total number of lots may be categorized as "mid-size lots" per the TND standards within the Unified Development Ordinance.~~
 - ~~C. No more than 10 of the total number of lots may be categorized as "large lots" per the TND standards within the Unified Development Ordinance.~~
 - ~~D. No more than 107 of the total number of lots may be categorized as Townhouses per the TND standards within the Unified Development Ordinance.~~~~
- ~~3. Buildings shall be designed in accordance with the Gwinnett County Architectural Standards Design Category 3, Detached Residential Buildings and Attached Residential Buildings. The side facades of any units oriented toward Old Peachtree Road shall meet the façade material requirements of front facades.~~
- ~~4. Open space shall be provided as shown on the submitted site plan. Final design shall be subject to the review and approval of the Department of Planning and Development.~~
- ~~5. The development shall include amenities including but not limited to, pocket parks, a cabana, a pool, a pool house, and trails. The final amenity plan shall be reviewed and approved by the Department of Planning and Development.~~
- ~~6. A mandatory homeowners association shall be established and shall be responsible for maintenance of all common areas/facilities and street frontage landscaping.~~
- ~~7. Natural vegetation shall remain on the property until the issuance of a development permit.~~
- ~~8. All grassed areas shall be sodded.~~
- ~~9. Stormwater BMP facilities shall be screened from view of adjoining properties and rights-of-way by decorative fencing and/or landscaping that is in compliance with the Gwinnett County Stormwater Management Manual.~~
- ~~10. Building lots shall not be located within any required stream buffers and accompanying impervious surface setback areas.~~

- 1. The developer shall establish a homeowners association for the subdivision.**
- 2. No more than 10 percent of the dwellings within the development shall be for rent.**

Exhibits:

- A. Site Visit Photos
- B. Site Plan
- C. Building Elevations
- D. Letter of Intent and Applicant's Response to Standards
- E. Application and Disclosure of Campaign Contributions
- F. Internal and External Agency Review Comments
- G. Maps
- H. Site Plan Presented at the September 5, 2023, Planning Commission Public Hearing

Exhibit A: Site Visit Photos



View of existing home on the subject property



View of existing home on the subject property



View of the wooded frontage of the subject property



View of Old Peachtree Road, subject property on left



View of Old Peachtree Road, subject property on right



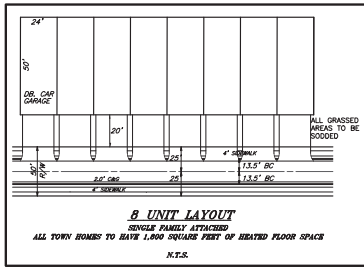
View of Beacon at Old Peachtree townhouses

Exhibit B: Site Plan

[attached]

LEGEND -

- POB POINT OF BEGINNING
- LLD LAND LOT LINE
- R/W RIGHT OF WAY
- N/C NOW OR CORNER
- CFM CORNER TOP FOUND
- REF REAR FOUND
- DIF OPEN TOP FOUND
- RES REAR SET
- CMP CORRUGATED METAL PIPE
- RCP REINFORCED CONCRETE PIPE
- DIP DUCTILE IRON PIPE
- PVC POLYVINYLCHLORIDE PIPE
- SWCS SINGLE WING CATCH BASIN
- OWCB DOUBLE WING CATCH BASIN
- CI CURB INLET
- CSIP CURB INLET
- OCS OUTLET CONTROL SYSTEM
- LIN LINCHION BOX
- FES FLARED END SECTION
- HEAD HEAD WALL
- MI WIER INLET
- SMAN SANITARY MANHOLE
- CO CLEAN OUT
- INVI INVERT
- OHIP OVERHEAD POWER LINE
- OTL OVERHEAD TELEPHONE LINE
- UTL UNDERGROUND TELEPHONE LINE
- EO ELECTRIC OUTLET
- ULI UTILITY POLE
- UPL UNDERGROUND POWER LINE
- GW GUY WIRE
- PP POWER POLE
- LP LIGHT POLE
- C/IT/CABLE/INTERNET/TELEPHONE
- FI FIRE HYDRANT
- WM WATER METER
- WV WATER VALVE
- VM VALVE MARKER
- SP SIGN POST
- BL BUILDING LINE
- CL CENTERLINE
- EP EDGE OF PAVEMENT
- R SAMPLING POINT
- MP MONITORING POINT
- W WETLANDS
- SL STREET LIGHT



TOTAL AREA: 44.68 ACRES

- THIS DRAWING IS NOT FOR RECORDING.
- THIS DRAWING IS NOT FOR CONSTRUCTION.
- NOT SURVEYED BY THIS FIRM.

TOWNHOMES: 107
TOTAL LOTS: 191
TOTAL OPEN SPACE = PROPOSED=16.91 ACRES(37.66%)
REQUIRED=(8.94 ACRES)(20%)
(16.91/44.68*100=37.66%)

GENERAL NOTES:

1. TOTAL AREA OF PROPERTY: 44.68 ACRES
2. EXISTING PROPERTY ZONING: R-100
3. PROPOSED PROPERTY ZONING: I-20
4. TOTAL NUMBER OF UNITS: 191
5. GROSS DENSITY: 4.27 UNITS PER ACRE (MAX. 8)
6. MAXIMUM BUILDING HEIGHT = 35 FEET
7. WATER SERVICE TO BE PROVIDED BY GWINNETT COUNTY.
8. SANITARY SEWER SERVICE TO BE PROVIDED BY GWINNETT COUNTY.
9. ALL UTILITIES TO BE LOCATED UNDERGROUND.
10. ACCORDING TO FIRM PANEL NO. 1313500046F, DATED SEPTEMBER 29, 2006, NO PORTION OF THIS PROPERTY LIES WITHIN A FLOOD HAZARD ZONE.
11. THERE ARE NO SIGNIFICANT WILDLIFE HABITATS OR SCENIC VISTAS IDENTIFIED BY THE GEORGIA DEPARTMENT OF NATURAL RESOURCES.
12. BUILDING LAYOUT SUBJECT TO CHANGE DURING DESIGN PHASE OF PROJECT.
13. THERE IS NO FLOODPLAIN ON THIS PROPERTY FROM A WATER COURSE WITH A DRAINAGE AREA EXCEEDING 100 ACRES PER FIRM PANELS 1313500035F EFFECTIVE 8/29/2006, AND 1313500046F EFFECTIVE 8/29/2006.
14. MINIMUM SIZE OF UNITS: SINGLE FAM. DET.-3/9' BEDROOM 1,200-1,700SF
15. MAXIMUM IMPERVIOUS SURFACE, DETACHED-75% OF LOT, ATTACHED-BOX OF LOT
16. MINIMUM SETBACKS: FRONT: 15' SIDE: 5' REAR: 20'

OWNER/DEVELOPER:
CKK DEVELOPMENT, LLC
70 CLAYTON STREET,
LAWRENCEVILLE, GA 30046
24 HR CONTACT: DUNCAN CORLEY
PHONE: (404)925-1289

DESIGNER/ENGINEER:
RINGO-ABERNATHY & ASSOC.
267 PINECREST LANE
BRASELTON, GEORGIA 30517
PHONE: (770)962-8456



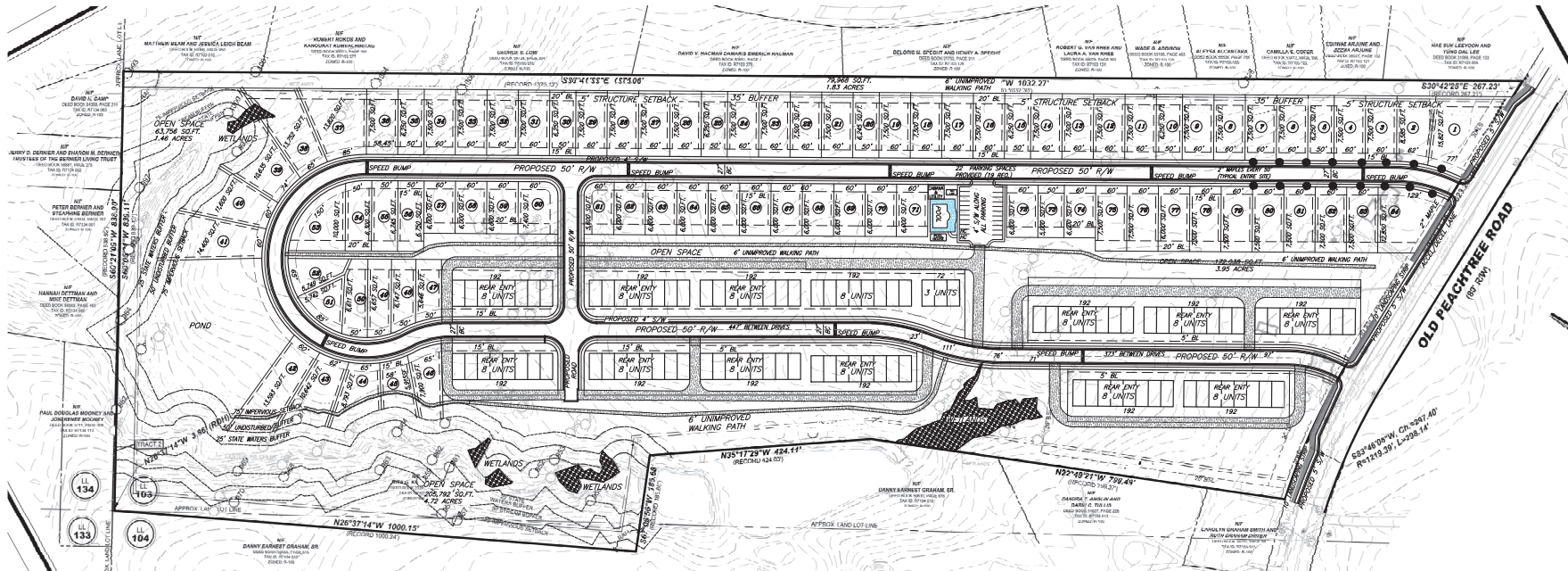
CONSULTANTS
BUSINESS
PLANNERS
**RINGO
ABERNATHY
& ASSOCIATES**
267 PINECREST LANE,
BRASELTON, GEORGIA, 30517
PHONE (770) 962-8456

GWINNETT COUNTY
LAND LOT/DISTRICT: 103/7th
PARCEL(S): 005
DATE: 06/17/23
SCALE: 1" = 100'
JOB NO.: 23042

CONCEPT FOR:
CKK DEVELOPMENT
1558 OLD PEACHTREE ROAD
LAWRENCEVILLE, GA 30043

REVISIONS	NO.	DATE

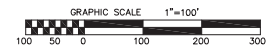
SHEET
1
OF 1



NOTE:
BOUNDARY AND TOPOGRAPHY NOT PERFORMED BY THIS FIRM. ALL BOUNDARY AND TOPOGRAPHICAL INFORMATION TAKEN FROM PLAT OF THE HAMLET AT GRAHAM FARMS, PREPARED BY TRAVIS PRUITT & ASSOCIATES, DATED APRIL 4, 2022.

GWINNETT COUNTY
PLANNING AND DEVELOPMENT
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7.21.2023

WETLANDS CERTIFICATE:
THE DESIGN PROFESSIONAL, WHOSE SEAL APPEARS HEREON, CERTIFIES THE FOLLOWING:
1. THE NATIONAL WETLANDS INVENTORY MAPS HAVE BEEN CONSULTED.
2. THE APPROPRIATE PLAN SHEET (S) DOES (S) DOES NOT INDICATE AREAS OF UNITED STATES ARMY CORPS OF ENGINEERS JURISDICTIONAL WETLANDS AS SHOWN ON THE MAP(S).
3. IF WETLANDS ARE INDICATED, THE LAND OWNER OR DEVELOPER HAS BEEN ADVISED THAT LAND DISTURBANCE OF PROTECTED WETLANDS SHALL NOT OCCUR UNLESS THE APPROPRIATE FEDERAL WETLANDS ALTERATION (SECTION 404) PERMIT HAS BEEN OBTAINED.



KNOW WHAT'S BELOW. CALL BEFORE YOU DIG.
THE EXISTING 811 DIG SERVICE WILL GROW TO INCLUDE ALL UTILITIES AND SERVICES. VARIOUS GOVERNMENTAL AGENCIES AND AGENCY SERVICE ORGANIZATION, THE SUPERIOR MISSOURI ENGINEERS, HAS NO CLAIM TO THE COMPLETENESS OF THIS INFORMATION. THE SITE LOCATION, AND ADDITIONAL UTILITIES MAY BE UNDISCOVERED UPON EXCAVATION. FROM THIS INFORMATION, THE USER SHALL BE RESPONSIBLE FOR THE UTILITY PROTECTION SERVICE FOR THIS AREA MUST BE NOTIFIED.

Exhibit C: Building Elevations

[attached]

Character Example of Two Story Homes Architecture



Front Elevation



Rear Elevation



Left Elevation



Right Elevation

ELEVATIONS ARE AN ARTISTIC REPRESENTATION
AND MAY VARY FROM FINAL PRODUCT

2 story shall be 26 feet high

Character Example of Front Entry Homes Architecture



Front Elevation



Rear Elevation



Left Elevation



Right Elevation

ELEVATIONS ARE AN ARTISTIC REPRESENTATION
AND MAY VARY FROM FINAL PRODUCT



Detached homes will be a minimum of 2200 square feet. All homes will included a two car garage and have attractive architecture. Front elevations will consist primarily of brick, stacked stone, or shack with fiber cement siding accents. The sides and rear will be fiber cement. Roofs will be Asphalt shingles.

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7.12.2023



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RZR2023-00017
7.12.2023



LEFT ELEVATION

GWINNETT COUNTY
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7.12.2023



REAR ELEVATION

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RIGHT ELEVATION

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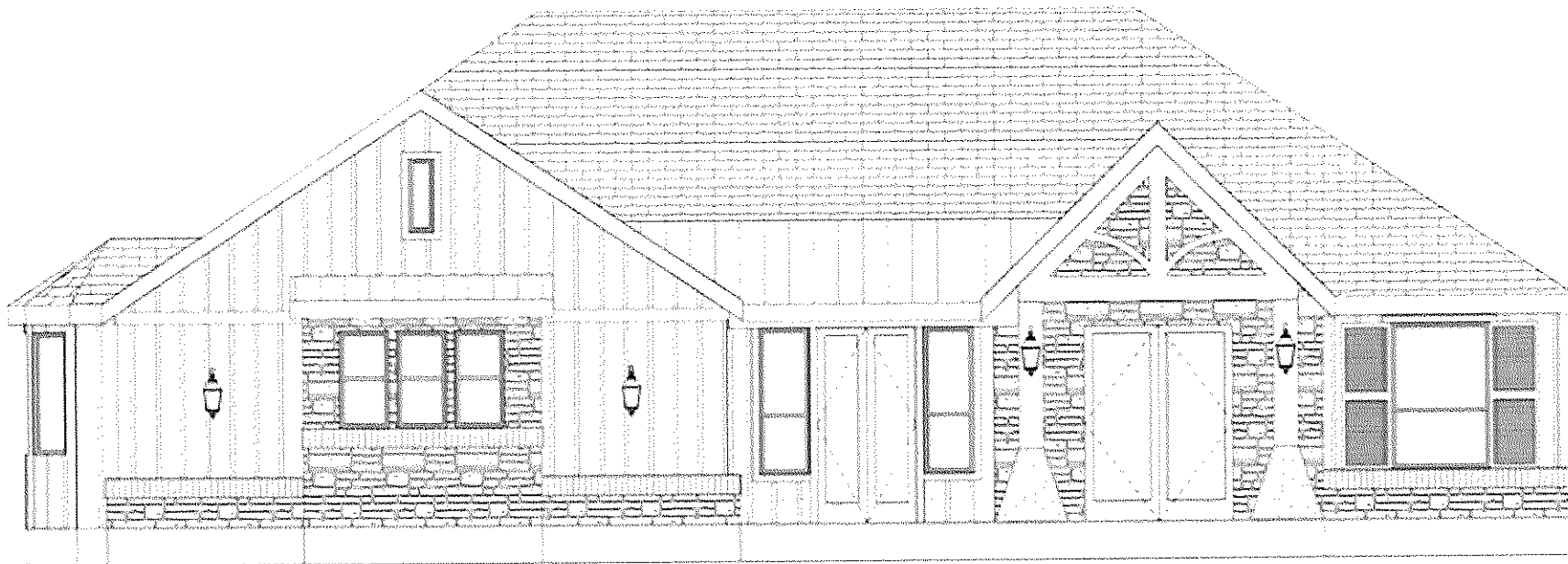


Homes will have a minimum of 2200 square ft. All units will have a 2 car garage and have attractive architecture. Front elevations will be brick, stone, with fiber concrete accents. Roofs will be Asphalt

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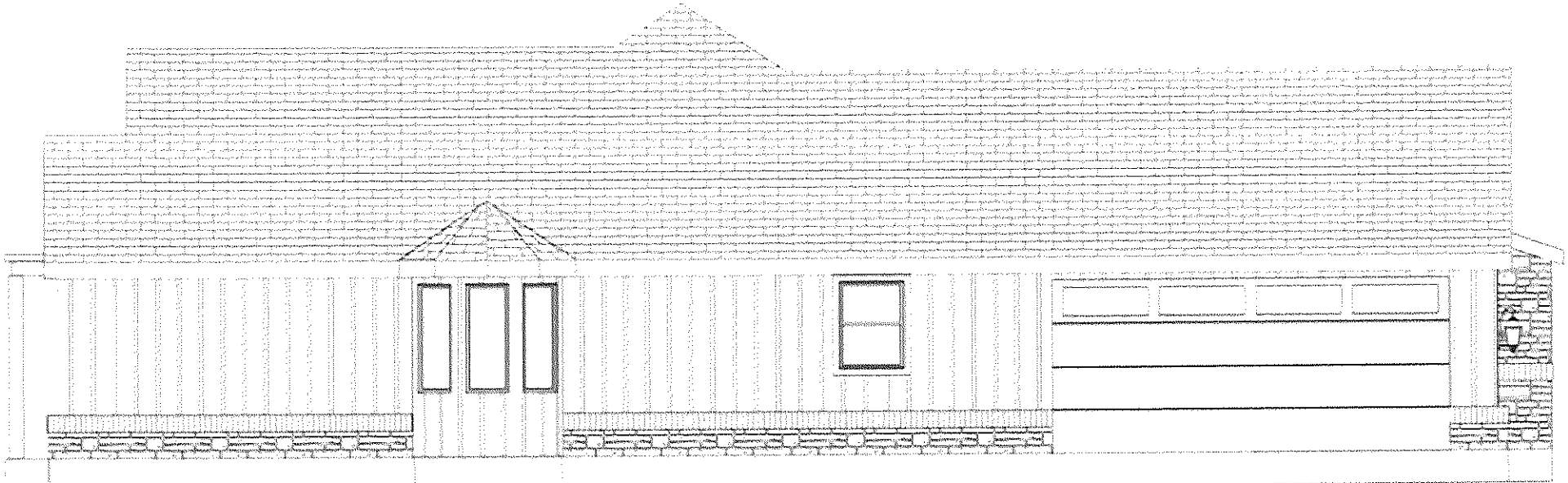


FRONT ELEVATION

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RZR2023-00017

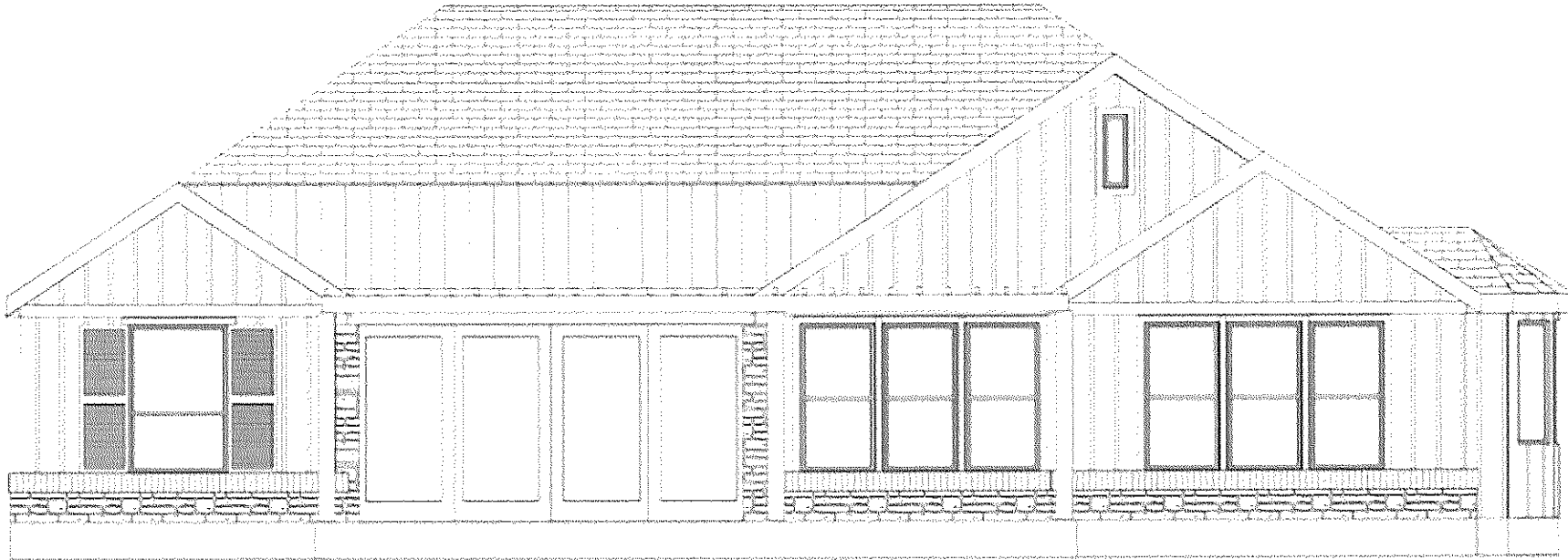


LEFT ELEVATION

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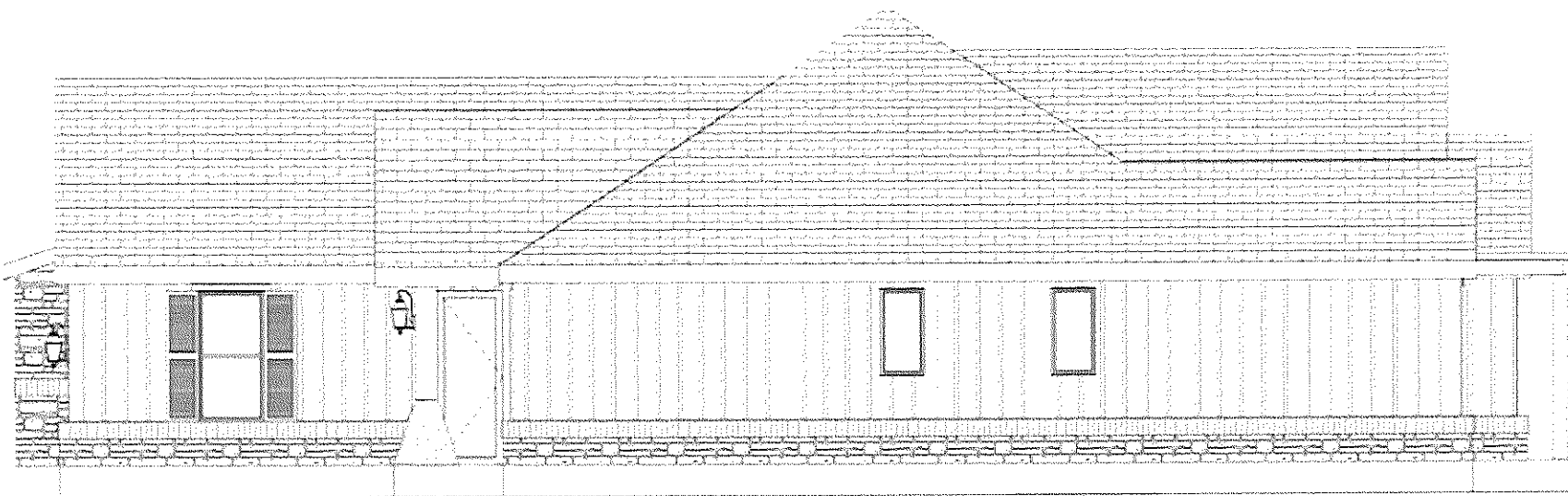


REAR ELEVATION

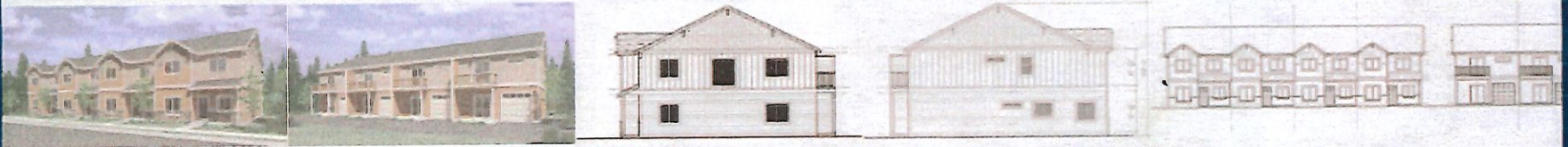
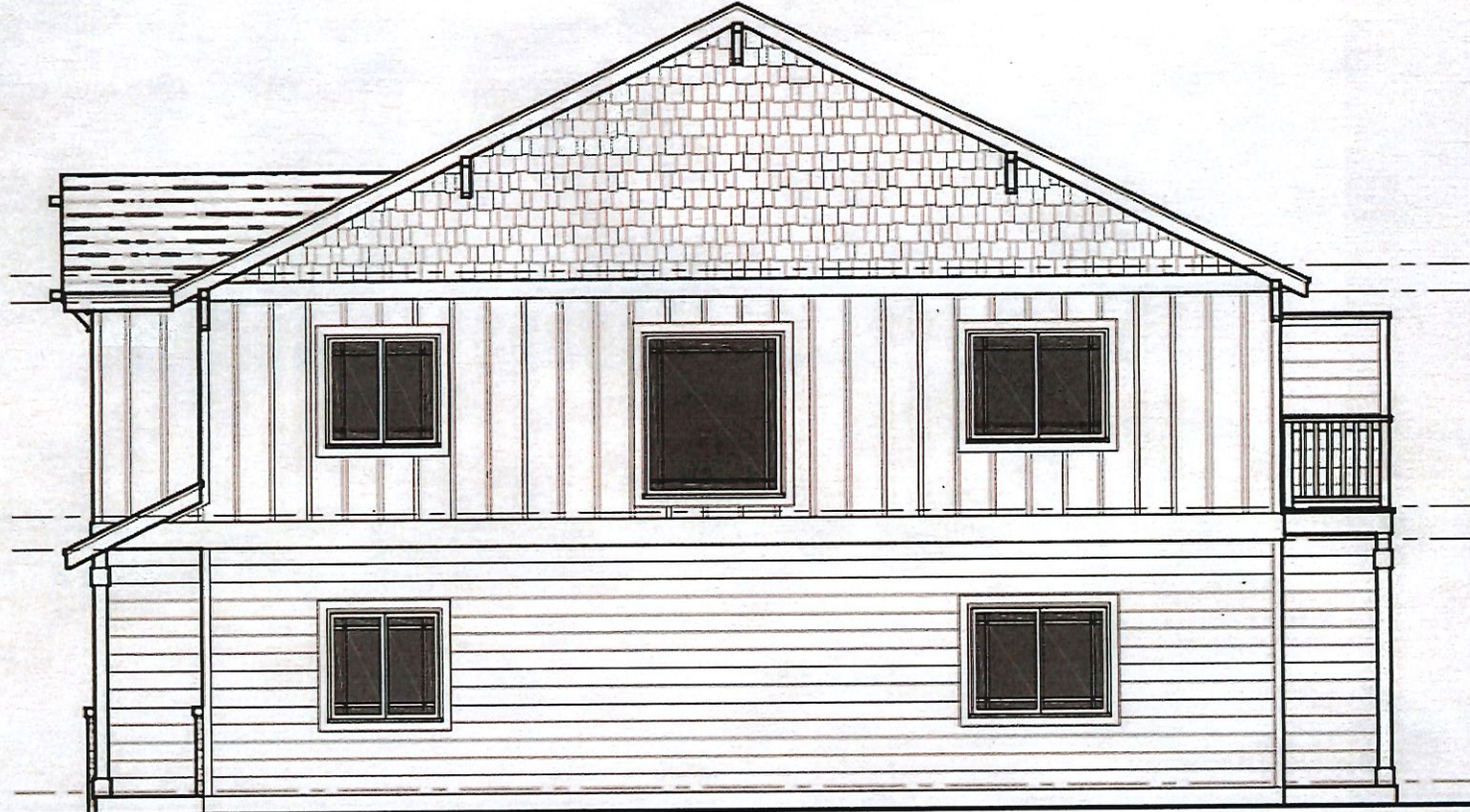
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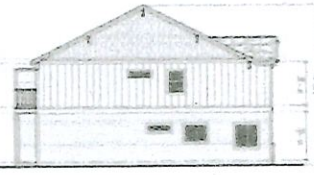
7.18.23 RZR 2023-00017



RIGHT ELEVATION



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7 12 2023
RZR2023-00017



GWINNETT COUNTY
PLANNING AND DEVELOPMENT

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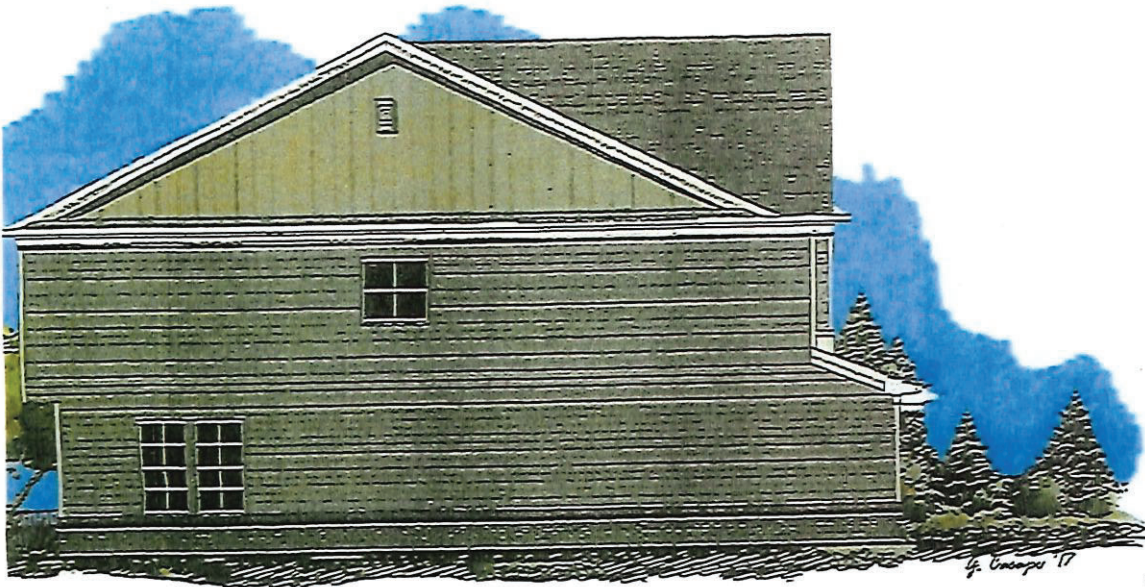
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7.12.2023

The townhomes will be a minimum of 1800 square feet. All units will include a two-car garage and have attractive architecture. Front elevations will consist primarily of brick, stacked stone, or shake with fiber cement siding accents. Side and Rear Elevations to be primarily of fiber cement siding accents. Roof shall consist of Asphalt Shingles.



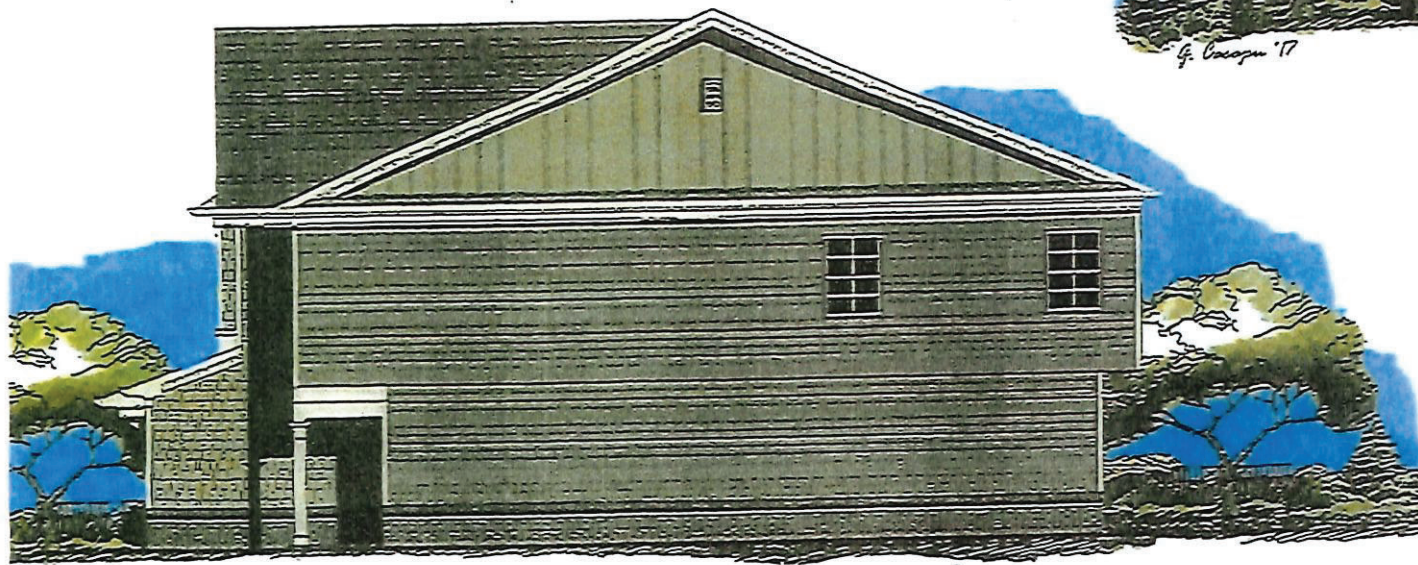
24' x 50' Front Entry Product Townhome



LEFT SIDE ELEVATION



REAR ELEVATION



RIGHT SIDE ELEVATION

24'x50' Front Entry Product
Typical Side & Rear El.

GWINNETT COUNTY
PLANNING AND DEVELOPMENT

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6/21/2023 6:23 AM
RZR2023-00017

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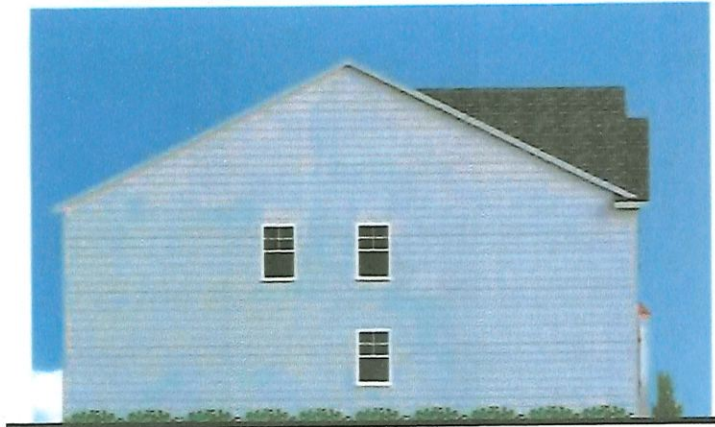
8.21.2023



RIGHT ELEVATION



REAR ELEVATION



LEFT ELEVATION



FRONT ELEVATION

NOTE: Elevations not to exceed 35'-0" in height and have exterior materials to be combinations of fiber cement siding, brick veneer, and stone veneer

Character Images



PERSPECTIVE IS ARTISTIC REPRESENTATION AND MAY VARY FROM FINAL PRODUCT

Amenities Pool/Cabana



Streetscape



Mail Kiosk



Lawn Benches

RECEIVED

7.12.2023

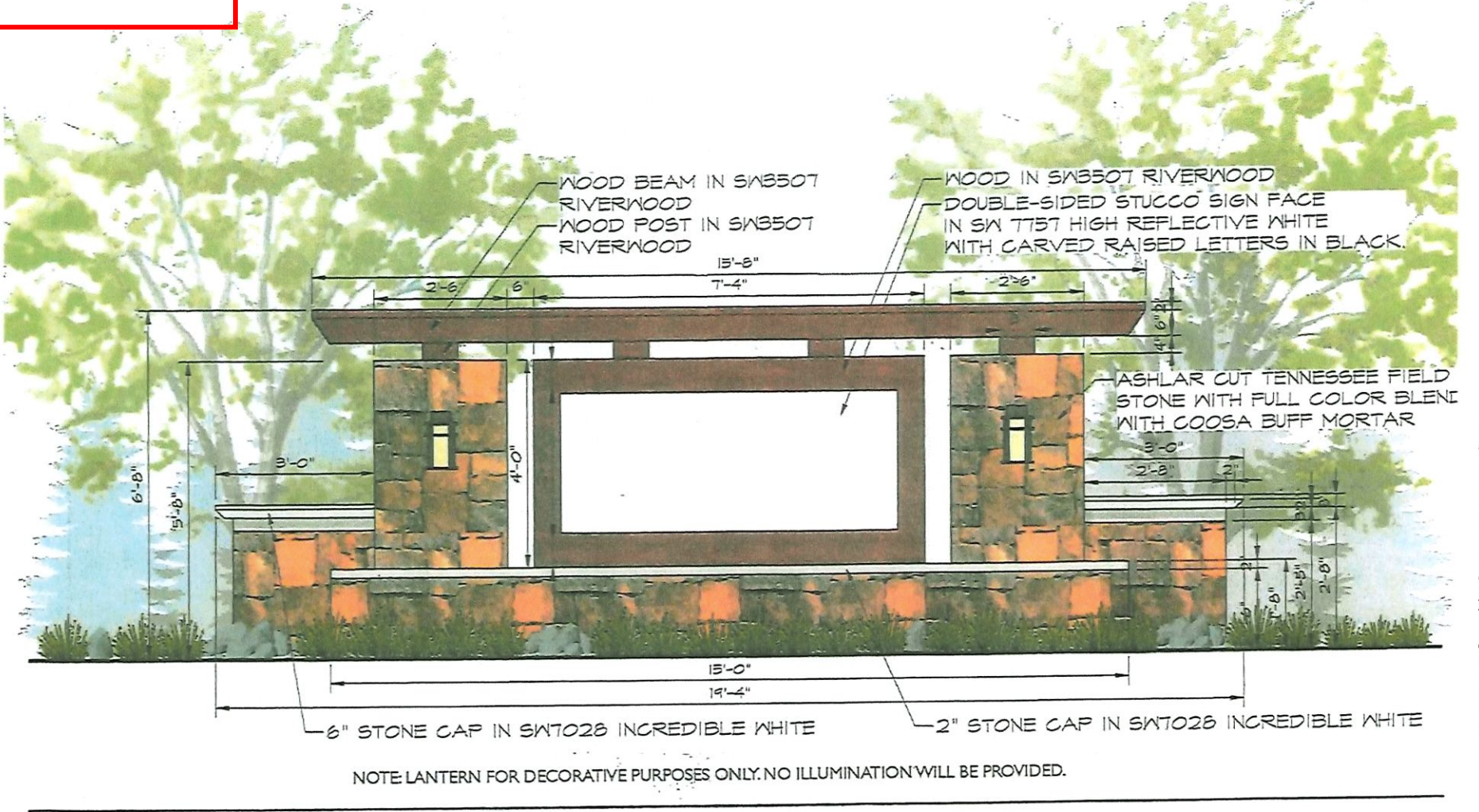


Exhibit D: Letter of Intent and Applicant's Response to Standards

[attached]

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8.21.2023

C.K.K. DEVELOPMENT SERVICES

270 NORTH CLAYTON ST.

LAWRENCEVILLE, GA 30046

Letter of Intent

To: Gwinnett County

From: CKK Development Services

Subject: Property located 1558 Old Peachtree St, Lawrenceville Ga 30043

LETTER OF INTENT FOR REZONING APPLICATION CKK Development Services submits this Letter of Intent and attached rezoning application (the "Application") in order to permit the development of a tract of land with a total area of approximately 44.722 +/- acres (the "Tract") situated along Old Peachtree Road. The Tract is currently zoned R100 (Single Family Residential District). The Applicant proposes to develop 107 Town Homes and 84 single family detached. While the proposed concept plan shows required minimums, the development will consist of Town Homes with a minimum of 1800 square feet and will all be 3 bedroom (321 bedrooms). Single family detached shall be a minimum of 2200 square feet and shall be a mix of 3 to 5 bedrooms. The development will have a clubhouse and a pool. Also, pedestrian trails will be interconnected with sidewalks through out the development.

The Applicant is requesting to rezone the Property to the TND (Traditional Neighborhood Development District) zoning classification in order to develop the community with 191 units and approximately 16.91 acres of open space. The proposed infill development would include attractive buildings that are compatible with land uses in the surrounding area. The proposed buildings would be constructed with attractive building materials such as brick, stone, and/or cementitious shake/siding. See Attached Elevations

The proposed development is compatible with surrounding land uses and would diversify available housing types in the area. The proposed development is in the Emerging Suburban area of the Future Land Use Map. The proposed development would also provide an appropriate transition of land uses moving east along Old Peachtree. The property is in close proximity to TND zoning.

Total Open Space is 16.91 acres (8.94 acres required).

The Applicant and its representatives welcome the opportunity to meet with staff of the Gwinnett County Department of Planning & Development to answer any questions or to address any concerns relating to the matters set forth in this letter or in the Rezoning Application filed herewith. The Applicant respectfully requests your approval of this Application.

Respectfully submitted this 29th day of June,
2023.



J. Andrew Lunsford

CKK Development

andy@ckkdev.com

678-314-0466

GWINNETT COUNTY
PLANNING AND DEVELOPMENT

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8.21.2023

RECEIVED

6.29.2023

REZONING APPLICANT'S RESPONSE
STANDARDS GOVERNING THE EXERCISE OF THE ZONING POWER

PURSUANT TO REQUIREMENTS OF THE UNIFIED DEVELOPMENT ORDINANCE, THE BOARD OF COMMISSIONERS FINDS THAT THE FOLLOWING STANDARDS ARE RELEVANT IN BALANCING THE INTEREST IN PROMOTING THE PUBLIC HEALTH, SAFETY, MORALITY OR GENERAL WELFARE AGAINST THE RIGHT TO THE UNRESTRICTED USE OF PROPERTY AND SHALL GOVERN THE EXERCISE OF THE ZONING POWER.

PLEASE RESPOND TO THE FOLLOWING STANDARDS IN THE SPACE PROVIDED OR USE AN ATTACHMENT AS NECESSARY:

- (A) WHETHER A PROPOSED REZONING WILL PERMIT A USE THAT IS SUITABLE IN VIEW OF THE USE AND DEVELOPMENT OF ADJACENT AND NEARBY PROPERTY:

See Attached

- (B) WHETHER A PROPOSED REZONING WILL ADVERSELY AFFECT THE EXISTING USE OR USABILITY OF ADJACENT OR NEARBY PROPERTY:

See Attached

- (C) WHETHER THE PROPERTY TO BE AFFECTED BY A PROPOSED REZONING HAS REASONABLE ECONOMIC USE AS CURRENTLY ZONED:

See Attached

- (D) WHETHER THE PROPOSED REZONING WILL RESULT IN A USE WHICH WILL OR COULD CAUSE AN EXCESSIVE OR BURDENSOME USE OF EXISTING STREETS, TRANSPORTATION FACILITIES, UTILITIES, OR SCHOOLS:

See Attached

- (E) WHETHER THE PROPOSED REZONING IS IN CONFORMITY WITH THE POLICY AND INTENT OF THE LAND USE PLAN:

See Attached

- (F) WHETHER THERE ARE OTHER EXISTING OR CHANGING CONDITIONS AFFECTING THE USE AND DEVELOPMENT OF THE PROPERTY WHICH GIVE SUPPORTING GROUNDS FOR EITHER APPROVAL OR DISAPPROVAL OF THE PROPOSED REZONING:

See Attached

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6.29.2023

REZONING APPLICANT'S RESPONSE

STANDARDS GOVERNING THE EXERCISE OF ZONING POWER

- A. Yes, approval of the proposed rezoning will permit a use that is suitable in view of the use and development of nearby property. Located on Old Peachtree Road, the property has TND zoning to the west at several sites.
- B. No, approval of the proposed rezoning will not adversely affect the existing use or usability of any of the nearby properties. The proposed zoning is in the Emerging Suburban area of the Future Land Use Map.
- C. Due to its location in an Emerging Suburban are, the property does not have reasonable economic use as currently zoned.
- D. No, the proposed zoning will not result in an excessive or burdensome use of the infrastructure system. The property has convenient access to Buford Hwy, 316 and 85.
- E. Yes, approval of the proposed Rezoning Application would be in conformity with the policy and intent of the Gwinnett County Land Use Plan.
- F. The Applicant submits that the subject property's current R100 zoning classification and its proximity to major transportation corridors provide additional supporting grounds for approval of this Application.

Exhibit E: Application and Disclosure of Campaign Contributions

[attached]

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8.21.2023

Gwinnett County Planning Division
 Rezoning Application
 Last Updated 10/2021

REZONING APPLICATION

AN APPLICATION TO AMEND THE OFFICIAL ZONING MAP OF GWINNETT COUNTY, GA.

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
NAME: <u>CKK Development</u>	NAME: <u>Rita Knowlton</u>
ADDRESS: <u>270 N Clayton St</u>	ADDRESS: <u>1509 Old Peachtree Rd</u>
CITY: <u>Lawrenceville</u>	CITY: <u>Lawrenceville</u>
STATE: <u>Ga</u> ZIP: <u>30046</u>	STATE: <u>Ga</u> ZIP: <u>30043</u>
PHONE: <u>678-314-0466</u>	PHONE: <u>678-314-0466</u>
EMAIL: <u>andy@ckkdev.com</u>	EMAIL: <u>andy@ckkdev.com</u>
CONTACT PERSON: <u>Andy Lunsford</u> PHONE: <u>678-314-0466</u>	
CONTACT'S E-MAIL: <u>andy@ckkdev.com</u>	
APPLICANT IS THE:	
<input type="checkbox"/> OWNER'S AGENT <input type="checkbox"/> PROPERTY OWNER <input checked="" type="checkbox"/> CONTRACT PURCHASER	
PRESENT ZONING DISTRICT(S): <u>R100</u> REQUESTED ZONING DISTRICT: <u>TND</u>	
PARCEL NUMBER(S): <u>R7103 006</u> ACREAGE: <u>44.722</u>	
ADDRESS OF PROPERTY: <u>1558 Old Peachtree Rd Lawrenceville 30043</u>	
PROPOSED DEVELOPMENT: <u>Develop into 107 Townhomes & 84 detached</u> <u>1800 min square feet Townhomes ; 2200 square ft Detached, No Flood</u>	
RESIDENTIAL DEVELOPMENT	NON-RESIDENTIAL DEVELOPMENT
No. of Lots/Dwelling Units <u>191</u> <small>TH = 1800 sq ft</small>	No. of Buildings/Lots: _____
Dwelling Unit Size (Sq. Ft.): <u>Detached = 2200</u>	Total Building Sq. Ft. _____
Gross Density: <u>4.25</u>	Density: _____
Net Density: <u>4.25</u> <u>No Flood</u>	


PLEASE ATTACH A LETTER OF INTENT EXPLAINING WHAT IS PROPOSED

RECEIVED

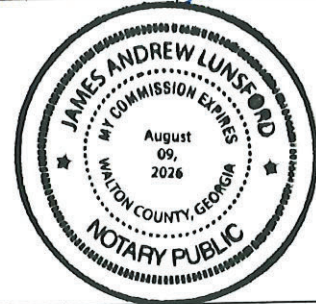
6.29.2023

REZONING APPLICANT'S CERTIFICATION

THE UNDERSIGNED BELOW IS AUTHORIZED TO MAKE THIS APPLICATION. THE UNDERSIGNED IS AWARE THAT NO APPLICATION OR REAPPLICATION AFFECTING THE SAME LAND SHALL BE ACTED UPON WITHIN 12 MONTHS FROM THE DATE OF LAST ACTION BY THE BOARD OF COMMISSIONERS UNLESS WAIVED BY THE BOARD OF COMMISSIONERS. IN NO CASE SHALL AN APPLICATION OR REAPPLICATION BE ACTED UPON IN LESS THAN SIX (6) MONTHS FROM THE DATE OF LAST ACTION BY THE BOARD OF COMMISSIONERS.

 6/29/23
Signature of Applicant Date

Duncan Corley Manager CKK Development Services
Type or Print Name and Title



James Andrew Lunsford 6/29/23
Signature of Notary Public Date Notary Seal

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6.29.2023

REZONING PROPERTY OWNER'S CERTIFICATION

THE UNDERSIGNED BELOW, OR AS ATTACHED, IS THE OWNER OF THE PROPERTY CONSIDERED IN THIS APPLICATION. THE UNDERSIGNED IS AWARE THAT NO APPLICATION OR REAPPLICATION AFFECTING THE SAME LAND SHALL BE ACTED UPON WITHIN 12 MONTHS FROM THE DATE OF LAST ACTION BY THE BOARD OF COMMISSIONERS UNLESS WAIVED BY THE BOARD OF COMMISSIONERS. IN NO CASE SHALL AN APPLICATION OR REAPPLICATION BE ACTED UPON IN LESS THAN SIX (6) MONTHS FROM THE DATE OF LAST ACTION BY THE BOARD OF COMMISSIONERS.

Rita Knowlton

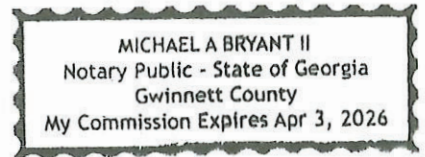
6-15-23

Signature of Property Owner

Date

Rita Knowlton Owner

Type or Print Name and Title



Michael A. Bryant II

6/15/23

Signature of Notary Public

Date

Notary Seal

RECEIVED

6.29.2023

VERIFICATION OF CURRENT PAID PROPERTY TAXES FOR REZONING

THE UNDERSIGNED BELOW IS AUTHORIZED TO MAKE THIS APPLICATION. THE UNDERSIGNED CERTIFIES THAT ALL GWINNETT COUNTY PROPERTY TAXES BILLED TO DATE FOR THE PARCEL LISTED BELOW HAVE BEEN PAID IN FULL TO THE TAX COMMISSIONER OF GWINNETT COUNTY, GEORGIA. IN NO CASE SHALL AN APPLICATION OR REAPPLICATION FOR REZONING BE PROCESSED WITHOUT SUCH PROPERTY VERIFICATION.

***Note: A SEPARATE VERIFICATION FORM MUST BE COMPLETED FOR EACH TAX PARCEL INCLUDED IN THE REZONING REQUEST.**

PARCEL I.D. NUMBER: 7 - 103 - 006
(Map Reference Number) District Land Lot Parcel

[Signature] 6/29/23
Signature of Applicant Date

J. Andrew Lunstford
Type or Print Name and Title

*****PLEASE TAKE THIS FORM TO THE TAX COMMISSIONERS OFFICE AT THE GWINNETT JUSTICE AND ADMINISTRATION CENTER, 75 LANGLEY DRIVE, FOR THEIR APPROVAL BELOW.*****

TAX COMMISSIONERS USE ONLY

(PAYMENT OF ALL PROPERTY TAXES BILLED TO DATE FOR THE ABOVE REFERENCED PARCEL HAVE BEEN VERIFIED AS PAID CURRENT AND CONFIRMED BY THE SIGNATURE BELOW)

V. Stehony ISA II
NAME TITLE

6/28/2023
DATE

Exhibit F: Internal and External Agency Review Comments

[attached]



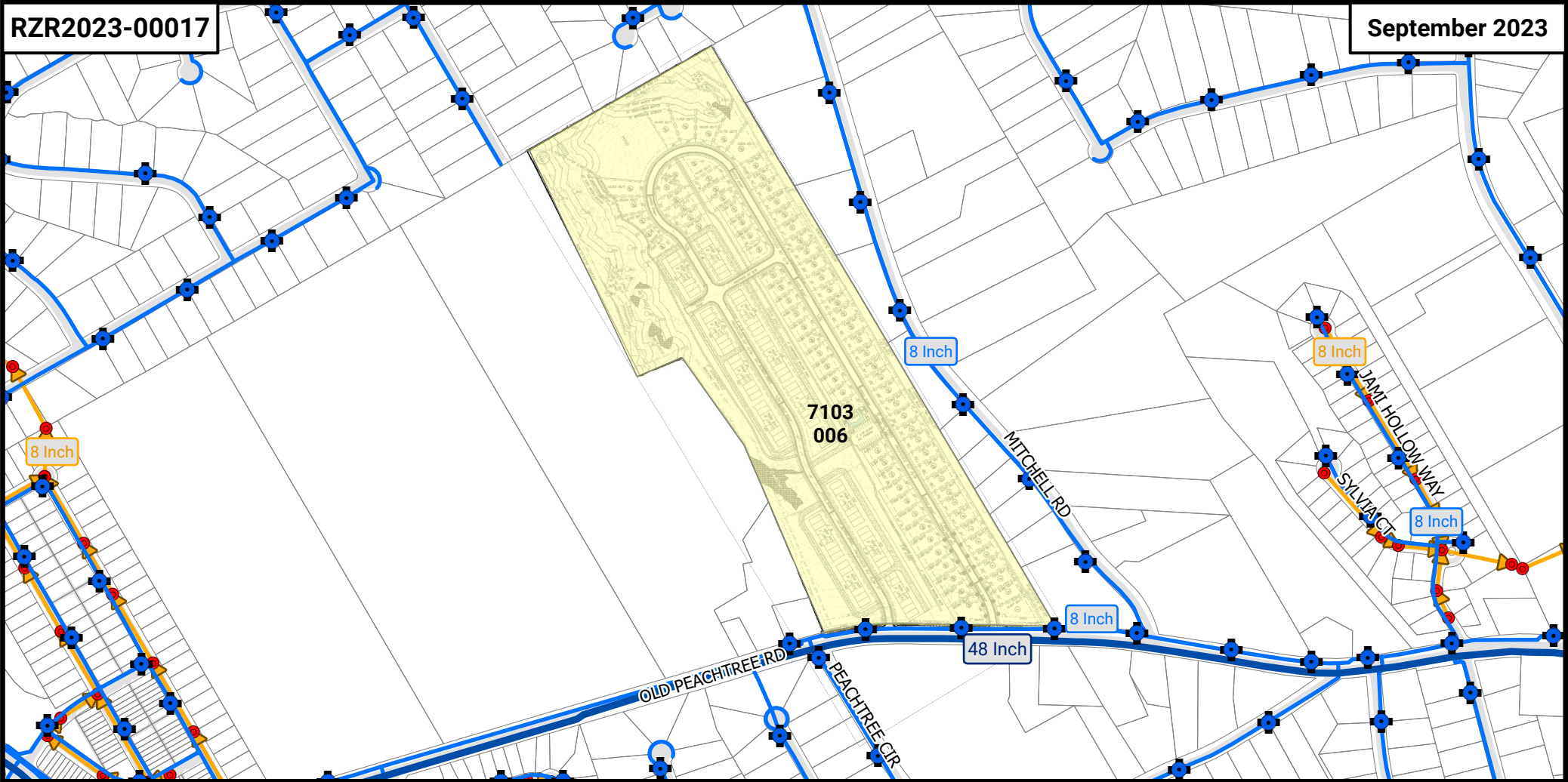
**Department of Planning and Development
TECHNICAL REVIEW COMMITTEE**

TRC Meeting Date:		08.09.2023	
Department/Agency Name:		Transportation	
Reviewer Name:		Brent Hodges	
Reviewer Title:		Construction Manager 1	
Reviewer Email Address:		Brent.Hodges@gwinnettcountry.com	
Case Number:		RZR2023-00017	
Case Address:		1558 Old Peachtree Road, Lawrenceville, 30043	
Comments:		<input checked="" type="checkbox"/>	<input type="checkbox"/>
		YES	NO
1	Old Peachtree Road is a minor arterial. ADT = 9,981.		
2	5.7 miles to the nearest transit facility (#2334754) Buford/SR 20 Park and Ride.		
3	Per the UDO and Criteria and Guidelines for Left-Turn Lanes: Right and Left Turn Lanes shall be provided along Old Peachtree Road at both site driveway access points.		
4	The developer shall coordinate with Gwinnett County Department of Transportation (GCDOT) to explore providing a continuous center left-turn lane along the property frontage, to extend to the western property line to accommodate improvements for the intersection of Old Peachtree Road and Peachtree Circle. GCDOT has reached out to the developer to initiate this discussion.		
5	Minimum separation for driveways shall be met, per UDO Section 900-40.5, Table 900-3.		
6			
7			
Recommended Zoning Conditions:		<input type="checkbox"/>	<input checked="" type="checkbox"/>
		YES	NO
1			
2			
3			
4			
5			
6			



**Department of Planning and Development
TECHNICAL REVIEW COMMITTEE**

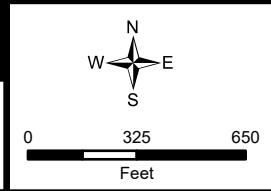
TRC Meeting Date:				
Department/Agency Name:		DWR		
Reviewer Name:		Mike Pappas		
Reviewer Title:		GIS Planning Manager		
Reviewer Email Address:		Michael.pappas@gwinnettcountry.com		
Case Number:		RZR2023-00017		
Case Address:		1558 Old Peachtree Rd		
Comments:		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
1	Water: The proposed development may connect to an existing 8-inch water main along the northern right-of-way of Old Peachtree Road.			
2	Sewer: A previous Sewer Capacity Certification (C2021-09-274) has expired; a new sewer capacity request must be submitted for the proposed development. Pending analysis, the proposed development may install a public pump station to connect to an existing 8-inch gravity sewer located approximately 1,700 feet east within the right-of-way of Jami Hallow Way.			
3				
4				
5				
6				
7				
Recommended Zoning Conditions:		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
1				
2				
3				
4				
5				
6				



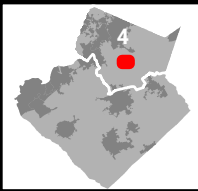
LEGEND

- Water Main
- Manhole
- Hydrant
- Sewer Collector

1558 Old Peachtree Rd
R-100 to TND
Water & Sewer
Utility Map



LOCATION



Water Comments: The proposed development may connect to an existing 8-inch water main along the northern right-of-way of Old Peachtree Road.

Sewer Comments: A previous Sewer Capacity Certification (C2021-09-274) has expired; a new sewer capacity request must be submitted for the proposed development. Pending analysis, the proposed development may install a public pump station to connect to an existing 8-inch gravity sewer located approximately 1,700 feet east within the right-of-way of Jami Hallow Way.

Water Availability: Water demands imposed by the proposed development may require upsizing or extensions of existing water mains in order to meet Gwinnett County Standards and fire flow demands. Any cost associated with such required improvements will be the responsibility of the development. Current Gwinnett County Standards require a minimum of 12" pipe size for commercial developments and a minimum of 8" pipe size for residential developments. Additionally, connection to a minimum of 12" and 8" mains are required for commercial and residential developments, respectively. It is the responsibility of the developer's engineer to confirm pressure and volumes are available for the development.

Sewer Availability: A Sewer Capacity Certification must be obtained from Gwinnett County to confirm the existing system can serve the development. Sewer demands imposed by the proposed development may require upsizing and/or extensions of existing sewer mains, and/or upsizing of an existing pump station, and/or installation of a new pump station. Any cost associated with such required improvements will be the responsibility of the development. The developer shall provide easements for future sewer connection to all locations designated by Gwinnett County during plan review.

Water and Sewer Design and Construction Requirements: Extensions of the water and/or sanitary sewer systems within the subject development must conform to this department's policies, Gwinnett County's ordinances, and the Water Main and Sanitary Sewer Design and Construction Standards and Specifications, dated April 5th, 2016. Subsequent to design, construction, inspection, and final acceptance of the required utilities, service would then become available under the applicable utility permit rate schedules.

Private Road Developments: Any development with private roads must comply with the Standard Policy Requirement for the Installation of Water and Sanitary Sewer Mains within Private Developments. This policy stipulates minimum easement requirements and location of public mains and appurtenances, among other requirements.

Residential Rezoning Impact on Local Schools
Prepared for Gwinnett County BOC, September, 2023

											Proposed Zoning
	School	2023-24			2024-25			2025-26			Approximate Student Projections from Proposed Developments
		Forecast	Capacity	+/- Cap.	Forecast	Capacity	+/- Cap.	Forecast	Capacity	+/- Cap.	
	Mountain View HS	2,280	2,300	-20	2,303	2,300	3	2,326	2,300	26	47
RZR2023-00017	Twin Rivers MS	1,683	2,150	-467	1,733	2,150	-417	1,768	2,150	-382	34
	Woodward Mill ES	1,077	1,200	-123	1,125	1,200	-75	1,170	1,200	-30	61
	Central Gwinnett HS	2,435	2,350	85	2,446	2,350	96	2,429	2,350	79	27
RZC2023-00022	Moore MS	882	1,350	-468	900	1,350	-450	923	1,350	-427	22
	Lawrenceville ES	710	925	-215	724	925	-201	739	925	-186	37

Exhibit G: Maps

[attached]



MARBLE CT

ROCKWELL DR

MITCHELL RD

OLD PEACHTREE RD

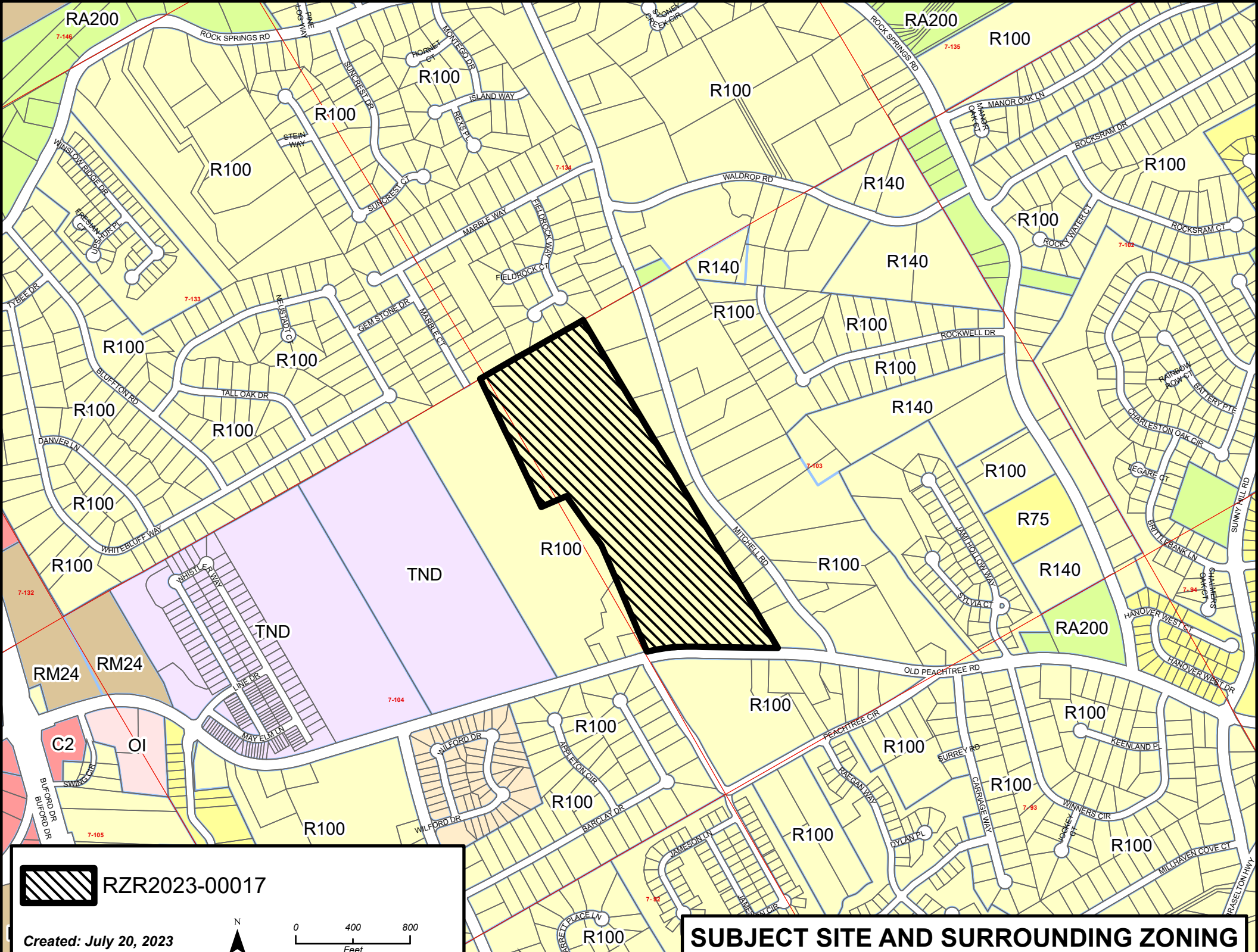
 RZR2023-00017

Created: July 20, 2023



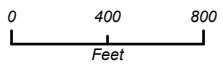
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Feet

Gwinnett County GIS

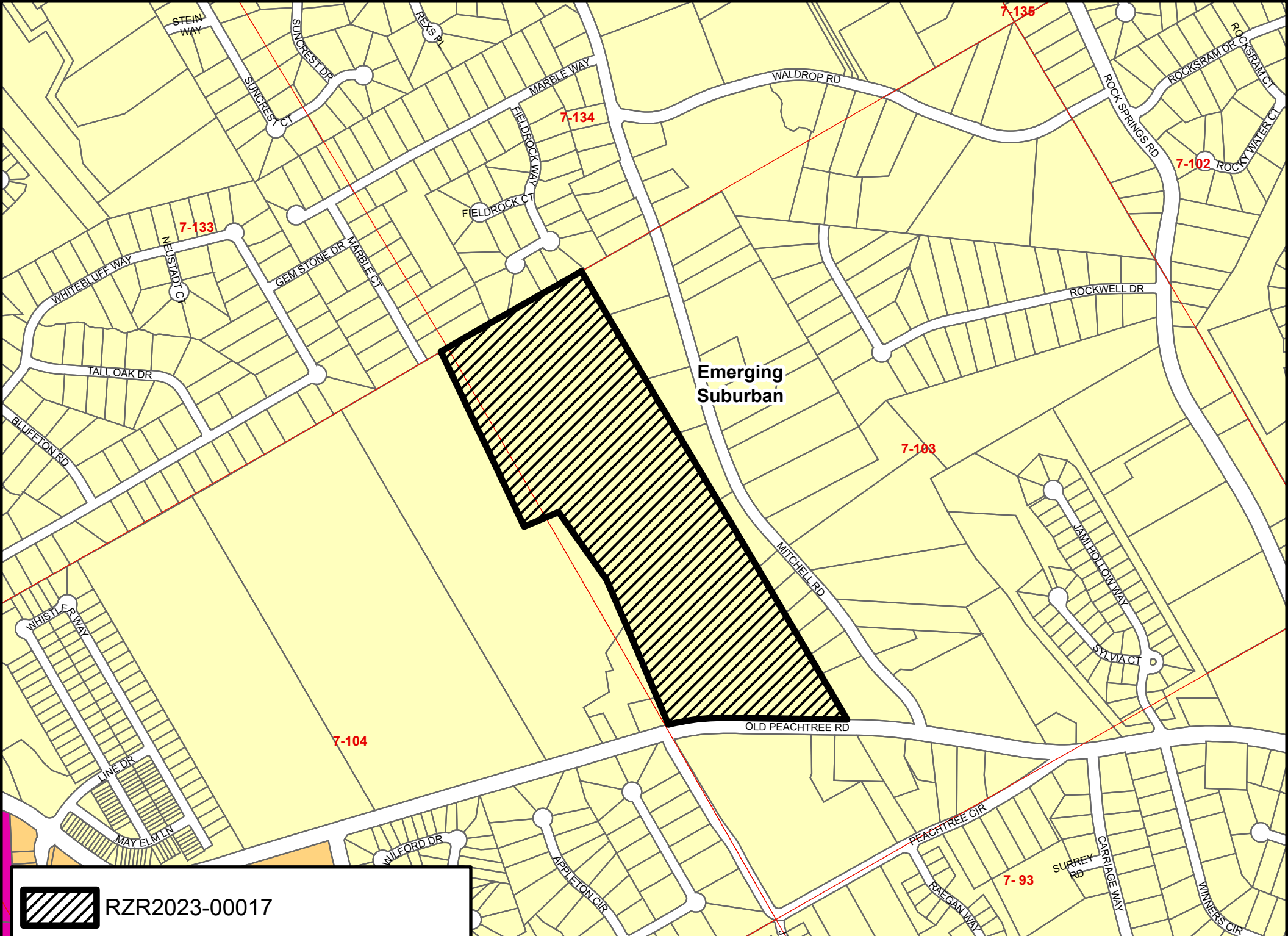


 RZR2023-00017

Created: July 20, 2023

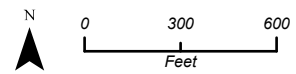


SUBJECT SITE AND SURROUNDING ZONING



 RZR2023-00017

Created: July 20, 2023

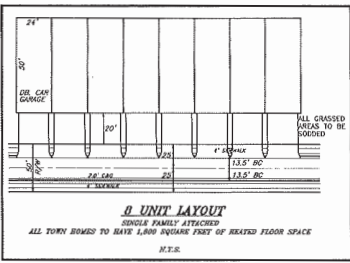


2040 UNIFIED PLAN FUTURE DEVELOPMENT CLASSIFICATION

**Exhibit H: Site Plan Presented at the September 5, 2023,
Planning Commission Public Hearing**

[attached]

- LEGEND :**
- POB POINT OF BEGINNING
 - LL LINE OF LOT LINE
 - N/W NORTH WEST CORNER
 - N/E NORTH EAST CORNER
 - S/W SOUTH WEST CORNER
 - S/E SOUTH EAST CORNER
 - OR OPEN TOP FOUND
 - REBAR SET
 - CMP CORRUGATED METAL PIPE
 - RCP REINFORCED CONCRETE PIPE
 - DICING IRON PIPE
 - PVC POLYVINYLCHLORIDE PIPE
 - SHOR SHIELD WITH CATCH BASIN
 - OCB DOUBLE WING CATCH BASIN
 - CI CURB INLET
 - DI DROP INLET
 - DCS DRY CLEANING SYSTEM
 - JB JUNCTION BOX
 - FES FURNACE AND SECTION
 - NW HEAD WALL
 - WV WALK
 - SSWH SANITARY SEWER MANHOLE
 - CO CLEAN OUT
 - IBV INVERT
 - OP- OVERHEAD POWER LINE
 - OT- OVERHEAD TELEPHONE LINE
 - UT- UNDERGROUND TELEPHONE LINE
 - ED ELECTRIC DUCT
 - ULITY POLE
 - UP- UNDERGROUND POWER LINE
 - GW GUIDE WIRE
 - PP POWER POLE
 - LSH LIGHT
 - L/P CABLE/ANTENNA/TELEPHONE
 - PH FIRE HYDRANT
 - W WATER LINE
 - WM WATER METER
 - WV WALK
 - VM VALVE MANHOLE
 - WV VALVE
 - BL BUILDING LINE
 - CL CURB LINE
 - EP EDGE OF PAVEMENT
 - EMPA EMPLOYMENT POINT
 - MP MONITORING POINT
 - WETLANDS
 - SL STREET LIGHT



TOTAL AREA: 44.722 ACRES

- THIS DRAWING IS NOT FOR RECORDING.
- THIS DRAWING IS NOT FOR CONSTRUCTION.
- NOT SURVEYED BY THIS FIRM.

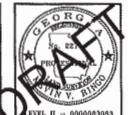
TOWNHOMES: 107
 TOTAL LOTS: 191
 TOTAL OPEN SPACE = PROPOSED=16.87 ACRES(37.73%)
 REQUIRED=(6.94 ACRES(20%))
 (16.87/44.722*100=37.73%)

PARKING CALCULATIONS:
 REQUIRED PARKING=1.5 PER HOME
 PROVIDED PARKING=2.0 (IN GARAGE)
 ALL GARAGES TO BE 2 CAR.

- GENERAL NOTES:**
1. TOTAL AREA OF PROPERTY: 44.69 ACRES
 2. EXISTING PROPERTY ZONING: R-100
 3. PROPOSED PROPERTY ZONING: THD
 4. TOTAL NUMBER OF UNITS: 191
 5. GROSS DENSITY: 4.27 UNITS PER ACRE (MAX. R)
 6. MAXIMUM BUILDING HEIGHT = 35 FEET.
 7. WATER SERVICE TO BE PROVIDED BY GWINNETT COUNTY.
 8. SANITARY SEWER SERVICE TO BE PROVIDED BY GWINNETT COUNTY.
 9. ALL UTILITIES TO BE LOCATED UNDERGROUND.
 10. ALL STREETS ARE TO BE PUBLIC STREETS.
 11. ACCORDING TO FIRM PANEL NO. 13135C0046, DATED SEPTEMBER 29, 2006, NO PORTION OF THIS PROPERTY LIES WITHIN A FLOOD HAZARD ZONE.
 12. THERE ARE NO SIGNIFICANT WILDLIFE HABITATS OR SCENIC VISTAS IDENTIFIED BY THE GEORGIA DEPARTMENT OF NATURAL RESOURCES.
 13. BUILDING LAYOUT SUBJECT TO CHANGE DURING DESIGN PHASE OF PROJECT.
 14. THERE IS NO FLOODPLAIN ON THIS PROPERTY FROM A WATER COURSE WITH A DRAINAGE AREA EXCEEDING 100 ACRES PER FIRM PANELS 13135C0051 EFFECTIVE 9/29/2006, AND 13135C0046 EFFECTIVE 9/29/2006.
 15. MINIMUM SIZE OF UNITS: SINGLE FAM. DET.-3/5 BEDROOM 1,200-1,700SF
 16. TOWNHOMES: 1,150SF
 17. MAXIMUM IMPERVIOUS SURFACE, DETACHED-75% OF LOT, ATTACHED-BOX OF LOT
 18. MINIMUM SETBACKS: FRONT: 15' SIDE: 5' REAR: 20'

OWNER/DEVELOPER:
 CKK DEVELOPMENT, LLC
 70 CLAYTON STREET,
 LAWRENCEVILLE, GA 30046
 24 HR CONTACT: DUNCAN CORLEY
 PHONE: (404)925-1289

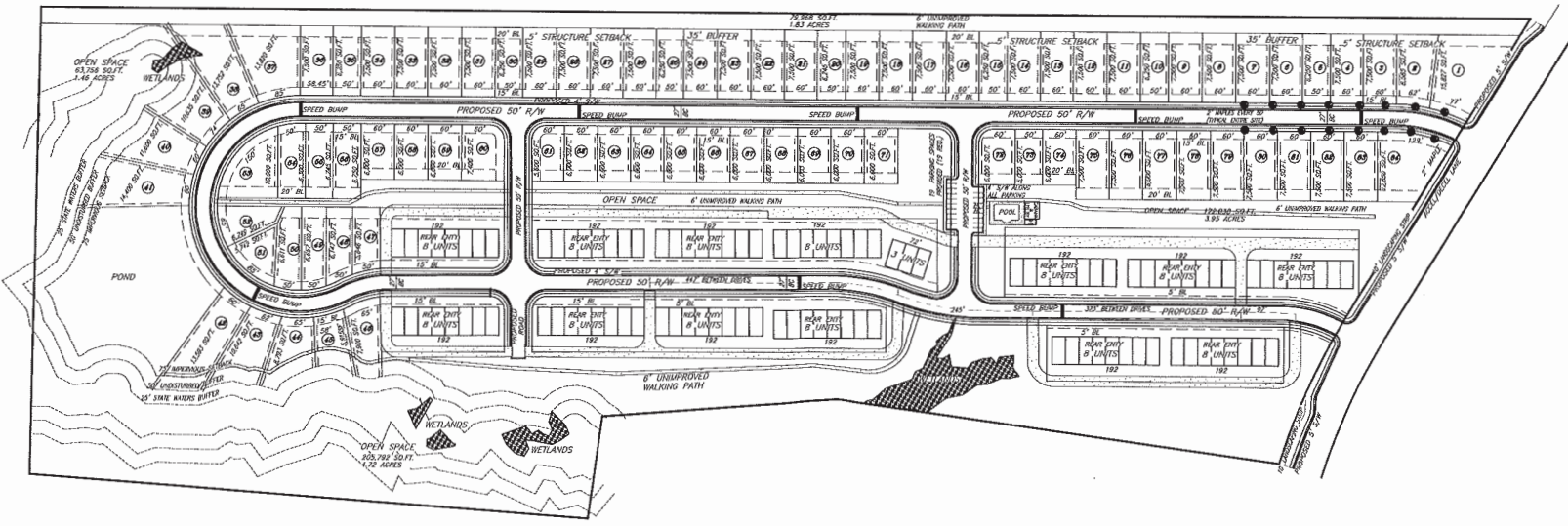
DESIGNER/ENGINEER:
 RINGO-ABERNATHY & ASSOC.
 257 PINCHEST LANE,
 BRASSELTON, GEORGIA 30517
 PHONE: (770)962-8456



RINGO-ABERNATHY & ASSOCIATES
 257 PINCHEST LANE, BRASSELTON, GEORGIA 30517
 PHONE: (770) 962-8456

COUNTY:	GWINNETT
LAND LOT/DISTRICT:	103/7th
PARCEL(S):	005
DATE:	06/17/23
SCALE:	1" = 100'
JOB NO.:	23042

CONCEPT FOR:
CKK DEVELOPMENT
 1558 OLD PEACHTREE ROAD
 LAWRENCEVILLE, GA 30043



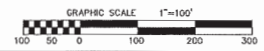
NOTE:
 BOUNDARY AND TOPOGRAPHY NOT PERFORMED BY THIS FIRM. ALL BOUNDARY AND TOPOGRAPHICAL INFORMATION TAKEN FROM PLAT OF THE HAMLET AT GRAHAM FARMS, PREPARED BY TRAVIS PRUITT & ASSOCIATES, DATED APRIL 4, 2022.

**GWINNETT COUNTY
 PLANNING AND DEVELOPMENT**

RECEIVED

 9.5.2023

WETLANDS CERTIFICATE:
 THE DESIGN PROFESSIONAL, HEREBY SEAL, APPEARS HEREOF, CERTIFIES THE FOLLOWING:
 1. THE ORIGINAL WETLANDS DATA/NOI MAPS HAVE BEEN CONSIDERED.
 2. THE APPROPRIATE PLAN SHEET (S) POE(S) / (I) DOES (DO) NOT INDICATE AREAS OF UNDESIRABLE STATE WARE COURSE OF ENGINEERS' JURISDICTIONAL WETLANDS AS SHOWN ON THE MAPS.
 3. IF WETLANDS ARE INDICATED, THE LAND OWNER OR DEVELOPER HAS BEEN ADVISED THAT LAND DISTURBANCE OF PROTECTED WETLANDS SHALL NOT OCCUR UNLESS THE APPROPRIATE FEDERAL WETLANDS ALTERATION (SECTION 404) PERMIT HAS BEEN OBTAINED.



KNOW WHAT'S BELOW, CALL BEFORE YOU DIG.
 IF YOU ARE GOING TO DIG, CALL 811. THIS IS THE EASY WAY TO GET THE LOCATION OF ALL UTILITIES BEFORE YOU DIG. CALLING 811 WILL GET YOU THE LOCATION OF ALL UTILITIES BEFORE YOU DIG. CALLING 811 WILL GET YOU THE LOCATION OF ALL UTILITIES BEFORE YOU DIG.

REVISIONS	NO.	DATE

SHEET 1 OF 1